PROPERTY OWNERS ASSOCIATION 8th AMENDED MANAGEMENT CERTIFICATE FOR ASTORIA PLACE HOMEOWNERS ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Astoria Place

2. Subdivision Location: Donalon Drive, Converse, TX

Name of Homeowners Association: Astoria Place Homeowners Association, Inc.

4. Recording Data for Association: Plats filed at Bexar County.

Vol. 9563, Pg. 157-161

Vol. 9571, Pg 2

Exhibit A of Vol. 13925 Pg 121 Exhibit B of Book 13925 Pg 121

An 8.18 acres tract of land out of the Hudson Valley Subdivision as recorded in Volume 9563, Page 159, situated in the Antonio Amando Survey No. 312,

Abstract 1177, in the city of Converse.

5. Recording Data for Declaration and any amendments: Declaration of Easements, Covenants, Conditions and Restrictions filed 8/1/2005, Doc. 20050172387, Vol. 11548, Pg. 1662.

1st Amendment to the Easements, Covenants, Conditions and Restrictions filed 4/2/2009, Doc. 20090058680, Book 13925, Pg. 121.

Certificate of Annexation to Amend the Declaration of Easements, Covenants, Conditions and Restrictions filed 4/2/2009, Doc. 20090058712, Vol. 13925, Pg. 121.

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws and Articles of Incorporation: Both filed with Doc. 20050273323-1.

Administrative Resolution No. 2008001 Collection Policy signed 4/27/2010 is filed with Book 15249, page 15

Resolutions/Policies:

Resolutions/Policies:

All policies are attached to and filed with Book 15249, page 15

Record Retention Policy

Records Inspection Policy

Payment Plan Policy

Email Registration Policy

Membership Voting Policy

Collection Policy

Violation Policy

Architectural Guidelines

Guidelines:

All guidelines are attached to and filed with Book 15249, page 15

Architectural Guidelines for:

Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

The Electronic and Telephonic Action Policy signed 10/9/15 is attached to and filed under Document No. PI2-20150233589-5.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management 17319 San Pedro Ave, #318 San Antonio, TX 78232 contact@spectrumam.com 210-494-0659 www.spectrumam.com/homeowners

- 8. Fee(s) related to Property Transfer:
 - Administrative Transfer Fee \$200.00
 - Resale Package = \$375.00
 - o Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - o Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - o Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
 - Statement of Account only = \$120.00
 - o Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this day of day of 2021.
Astoria Place Homeowners Association, Inc.
By: Shelby Welch (of Spectrum Association Management), Managing Agent
State of Texas §
County of Bexar §
This instrument was acknowledged and signed before me on Lot. 2021 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent of Astoria Place Homeowners Association, Inc., on behalf of said
association.
Notary Public State of Toyas
Notary Public, State of Texas DENISE J MAHAN NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 10/21/2022 MY COMM. EXP. 10/21/2022

NOTARY ID, 651558-6

After Recording, Return To: **Spectrum Association Management Attn: Transitions** 17319 San Pedro Ave., Ste. #318 San Antonio, TX 78232

File Information

eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY LUCY ADAME-CLARK, BEXAR COUNTY CLERK

Document Number: 20210309095

Recorded Date: November 04, 2021

Recorded Time: 10:02 AM

Total Pages: 4

Total Fees: \$34.00

** THIS PAGE IS PART OF THE DOCUMENT **

** Do Not Remove **

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/4/2021 10:02 AM

Lucy Adame-Clark

Lucy Adame-Clark Bexar County Clerk